

\$750,000 - 1936 S 7th Street W, Missoula

MLS® #30057921

\$750,000

Bedroom, Bathroom, 2,544 sqft
Residential Income on 0.11 Acres

N/A, Missoula, MT

This well-maintained duplex offers flexibility for both investors and owner-occupants in Missoula's centrally located Franklin-to-the-Fort neighborhood. Just a short walk to the Good Food Store and the Milwaukee Trail system, it combines energy efficiency, modern comfort, and convenience. Built in 2008, each unit features three bedrooms, one bath, and over 1,200 square feet of thoughtfully designed living space. The property was constructed with efficiency in mind, including radiant-heated concrete floors in the basement, mini-split systems on each level, a gas fireplace in the upper unit, and on-demand hot water heaters. Additional features such as durable fiber-cement siding/exterior trim, R-60 insulated main-level walls, triple-pane wood-aluminum windows, and a cellulose barrier for sound reduction ensure year-round comfort and quiet living. Each unit also includes air conditioning, and access to two storage sheds. The exterior is designed for easy maintenance with xeriscape landscaping and a drip irrigation system. With low heating and cooling costs and durable construction, this extremely air-tight duplex is ideal as a solid long-term investment property or as a home where you can live in one unit while generating income from the other.

Built in 2008

Essential Information



MLS® #	30057921
Price	\$750,000
Square Footage	2,544
Acres	0.11
Year Built	2008
Type	Residential Income
Sub-Type	Duplex
Style	Ranch
Status	Active

Community Information

Address	1936 S 7th Street W
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

Utilities	Electricity Connected, Natural Gas Connected
View	Residential

Interior

Interior Features	Fireplace
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Ductless, Heat Pump, Radiant
Cooling	Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Storage
Foundation	Poured

Additional Information

Date Listed	September 24th, 2025
Days on Market	1